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TOGETHER with all and singular the buildings, improvements, rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining thereto.

Provided, that if the said Lewis D. Miller and Bettie I. Miller, his wife, their personal representatives or assigns, shall pay the said promissory notes at maturity, with all interest due thereon, or any renewal thereof, and shall perform each and every covenant in this mortgage contained, then this mortgage shall be null and void.

And further provided, that until default be made in the payment of the promissory notes aforesaid at maturity, or of any renewal thereof, or in the payment of any installment of interest thereon when the same is due according to the tenor of said promissory notes, the said Lewis D. Miller and Bettie I. Miller, his wife, shall possess the said mortgaged property as of their present estate therein.

And still further provided that if default be made in the payment of said promissory note at maturity, or of any renewal thereof, or in the payment of any installment of interest when the same becomes due according to the tenor of said promissory notes, or in the performance or fulfillment of any covenant or agreement contained herein, then and in eithet case it shall be lawful for the said George L. Miller, his personal representatives or assigns, to sell the said property and premises hereby mortgaged in front of the Valley Register Office in Middletown, Frederick County, Maryland, by public auction, for cash, after having given at least three weeks notice of the time, place, manner and terms of sale in some newspaper published in Frederick County, once a week, prior to the date of sale, and to apply the proceeds of sale to the payment, in the first place of the expenses attending the sale, including the usual Chancery commissions and a reasonable counsel fee for filing bond, report of sale and attending to the ratification thereof, and then to the payment of the promissory note aforesaid, or renewal thereof, with all interest due thereon, whether the same be due and payable according to the tenor of said promissory note or not and the surplus, if any, to pay the same to the said Lewis D. Miller and Bettie I. Miller, his wife, or to whoever may be entitled to the same.

And the said Lewis D. Miller and Bettie I. Miller, his wife, covenant that they will keep during the continuance of this mortgage, the buildings